



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION
Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, June 13 and 27, 2014

CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503**

**WEDNESDAY, JUNE 18, 2014
7:00 P.M.**

"Summer's lease hath all too short a date."

~ William Shakespeare ~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, June 12, 2014.
- 5. APPROVAL OF MINUTES:** May 7, 2014 & May 21, 2014
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**
- 9. SIGN HEARINGS**

10. CONTINUED HEARINGS

- A. PRE14-00003: JOHN J YANKOSKY (SEN FU HUANG)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-018)

11. WAIVERS

12. FORMAL HEARINGS

- A. CUP14-00012: NAOKI MATSUMOTO (STAN KATO)
Planning Commission consideration for approval of a Conditional Use Permit to allow a shared parking agreement in conjunction with the conversion of warehouse space to office space on property located in the M-2 Zone at 468 Amapola Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-030)
- B. MOD14-00006: BELAL ELBOSTANY (RAFAT SALIB)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP71-39) to allow an off-sale beer and wine license in conjunction with the expansion of the sales area within an existing gas station on property located in the C-3 Zone at 5230 Sepulveda Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-031)
- C. MOD14-00007, CUP14-00014: MAJOR BRIAN BEARCHELL (SALVATION ARMY TORRANCE CORP)
Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (V75-5) to allow additions and renovations to the existing site, in conjunction with a Conditional Use Permit to allow a dance/music school and for a shared parking agreement on property located in the ML(M1-PP) Zone at 4223 Emerald Street. This project is Categorically Exempt from CEQA per Guidelines Section 15332 – Infill Development. (Res. Nos. 14-032, 14-033)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. May 29, 2014
2. June 6, 2014

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT